



Office of the Mayor
One City Plaza
Yuma, Arizona 85364

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October 2, 2020

EPA Region 9

Attn: Noemi Emeric-Ford

75 Hawthorne Street, SFD6-1

San Francisco, CA 94105

Re: Support for Yuma, Arizona's FY 2021 Brownfield Coalition Assessment Grant

Dear Administrator Ford:

The City of Yuma, AZ has formed a Coalition with Yuma County and Yuma Crossing National Heritage Area Corporation (YCNHA) to focus on revitalization of a largely vacant brownfield area known locally at Old Town South. This contaminated and blighted area located across from City Hall and next to our downtown is planned for development of a Multiversity Campus to support post-high school academic schooling to support our city residents and educate and train them for the future. Our goal is to provide an educational achievement campus for local residents that will provide the necessary education required to qualify for area jobs that require advanced training so that the residents have the option to remain in Yuma and Yuma County. The Multiversity will also attract regional and international students seeking advanced education in majors as diverse as engineering and desert agriculture

As the Coalition lead applicant, I am pleased to submit the City of Yuma's Coalition application for \$600,000 in EPA Brownfields coalition assessment grant funding. The City has been a strong partner with Yuma County (coalition partner) and with our other partner, the Yuma Crossing National Heritage Area Corporation (YCNHA), and look forward to partnering with them on revitalization of the Old Town South area. With the assistance of the EPA, the City and YCNHA have previously and successfully assessed a number of properties in Old Town South as well as creating a vision of a Multiversity Campus including mixed residential, commercial and recreational uses for this vacant and blighted area. Now that progress has begun on the development of a long-awaited Multiversity Campus at this location, more environmental assessments and reuse planning and visioning remain to be completed and additional involvement from the property owners is necessary in order to redevelop these properties. To maintain this momentum, additional EPA grant funding will help leverage the community's vision for Yuma's historic downtown.

Yuma is encouraged by Coalition's commitment to planning, implementing, and completing revitalization projects. We have worked cooperatively with past revitalization efforts and are very familiar with the Old Town South area. In fact, several of our city buildings border this area so we have a vested interest in revitalizing these properties. The City looks forward to collaborating with our many partners on this project including local leaders, including the leadership team of the Multiversity Campus Board of Directors. Our ongoing commitment to revitalizing our downtown will certainly benefit the entire Yuma community.

Below we are providing the applicant information as requested.

IV.D.1. Applicant Identification: The City of Yuma; One City Plaza; Yuma, Arizona, 85364

IV.D.2. Funding Requested: Community-Wide Assessment

IV.D.2.a. Assessment Grant Type: Applicants are applying for a Coalition Grant

IV.D.2.b. Federal Funds Requested: \$ 600,0000

IV.D.3. Location: The City of Yuma is located along the Colorado River in the southwest corner of Arizona, near the state's border with Mexico and California. The targeted community consists of Yuma's historic downtown, which is roughly defined by Census Tract 1.

IV.D.4. Property Information for Site-Specific Proposals: This is a community wide application and does not include site specific information.

IV.D.5. Contacts

IV.D.5.a. Project Director: Jim Schuessler, CEcD, EDFP; President/CEO; Yuma Multiversity Campus, YumaMultiversity.com; c/o Gowan Building; 370 South Main Street; Yuma, AZ 85364
Ph: 928-210-5013; James Schuessler jim@yumamultiversity.com

IV.D.5.b. Chief Executive/Highest Ranking Elected Official: Mayor Douglas J. Nicholls; One City Plaza; Yuma, AZ 85364. Phone (928) 373-5002, Fax (928) 373-5004; Email: Douglas.Nicholls@YumaAZ.gov

IV.D.6. Population: Our population is 97,917 persons (2017-2018 American Community Survey 5-year estimates, available from <http://www.census.gov>).

IV.D.7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is or will assist, a federally recognized Indian tribe or United States territory.	1-2
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1-2
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	2
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	8-9

IV.D.8. Letter from the State or Tribal Environmental Authority: Attached

Please feel free to contact me if you have any questions regarding our proposal submittal.

Sincerely,



Doug Nichols, PE, RLS
Mayor, City of Yuma



Douglas A. Ducey
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY



Misael Cabrera
Director

October 18, 2020

Yuma Coalition
Attention: Scott Wilson
5201 E. Terrace Dr. Ste 200
Madison, WI 53718
Re: Letter of Support for the Yuma Coalition Assessment Brownfields Grant

Dear Mr. Wilson,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter of support for the Yuma Coalition Assessment Brownfields Grant application to the Environmental Protection Agency (EPA) for the assessment of hazardous substances in the areas. The Yuma Coalition is applying for \$600,000 for the fiscal year 2021 grant cycle.

ADEQ's understanding is the coalition will be focusing on the revitalization of the Old Town South area. Including a Multiversity Campus with mixed residential, commercial and recreational uses for this vacant and blighted area. Previous Brownfields work began in this area and it is important to maintain this momentum with the support of additional EPA grant funding. The grant funds would be used to inventory and assess brownfields sites impacted by petroleum and hazardous substances. This coalition will also be engaging communities throughout the planning and site revitalization process. The proposed community-wide assessment project will support EPA's economic development and environmental cleanup efforts by identifying environmental concerns and prioritizing brownfield sites for reuse.

ADEQ fully supports the Yuma Coalition Assessment Brownfields Grant with this important Brownfields project and we look forward to providing the community with additional services and funding opportunities as needed.

Sincerely,

A handwritten signature in dark ink, appearing to read "Travis Barnum".

Travis Barnum, Brownfields Coordinator
Waste Program Division

Coalition including City of Yuma, AZ, Yuma County, AZ and Yuma Crossing National Heritage Area

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Background and Description of Target Area

The gold rush of 1849 put the City that would become Yuma, AZ, on the map. With its strategic proximity to California and the Colorado River, it quickly became one of the busiest and wildest towns in the Old West as thousands of miners, muleskinners, soldiers, trappers, cowboys, and outlaws (and the many who found their fortunes in supplying and provisioning these adventurers) headed west. The railroad followed in 1877, eventually becoming the main line of the great Southern Pacific Railway, one of the most famous coast-to-coast railroads of the era. During the Great Depression, Yuma stayed afloat thanks to public works projects and also became home to those headed to California who could not prove to state police that they had money in their pockets or a job waiting for them in California. Throughout its storied past, the City has always been a place people have turned to in hopes of a better life, whether they are down on their luck or pursuing adventures and fortune. We hope to live up to that legacy and once again turn Yuma into a place of excitement and opportunity. Our proposed Yuma Multiversity Campus is in the heart of downtown Yuma on a brownfield site known as Old Town South (Opportunity Zone 04027000100). Our Target Area is largely confined to Census Tract 1, City of Yuma, Yuma County, AZ. Located in a rural area of southwestern Arizona, Yuma is facing high unemployment, poverty, and poor educational outcomes. However, Yuma County has important assets with key primary employers including the U.S. Army Proving Grounds and private contractors at the Marine Corps Air Station that employ skilled talent at wages that exceed the average for the area. Unfortunately, because most of the population does not have the skills necessary to qualify for these careers, these and other employers are often forced to hire from outside the Yuma area, but many of these employees stay a short time and then move on to jobs outside the area. In addition to the economic troubles, Old Town South has brownfields, including a 45+ acre contiguous remnant of vacant, railroad-scarred land and blighted industrial buildings from haphazard past. No fewer than four abandoned bulk fuel facilities, one former 6-million-gallon bunker oil tank, a former rail turntable, and several abandoned buildings suspected as being drug houses exist in the target area. Initial assessments have demonstrated that many sites are developable with minimal environmental remediation, and their proximity to Giss Parkway/Interstate 8 interchange gives the area a high redevelopment potential. Unfortunately, the entire area is plagued by its industrial history and probability for environmental contamination. Over 50 potentially contaminated parcels have been identified in Old Town South, and environmental assessments have only been completed on a dozen or so of them. Past land uses include rail yards, freight yard repair shops, rail roundhouse, woodworking and lumber sheds, oil storage facilities, and multiple industrial and warehousing buildings that formerly served the rail-related traffic. Additional, non-contiguous blighted industrial sites and vacant parcels are located throughout Old Town South. Potential contaminants include PAHs, heavy metals, and petroleum hydrocarbons.

1.a.ii. Description of the Priority Brownfield Site(s)

The Coalition partners agree that the priority for assessing and redevelopment of brownfield sites shall be within the Old Town South target area, which jurisdictionally is controlled by all three Coalition partners. There are at least 6-8 sites within Old Town South that require assessment, and most are considered catalytic in propelling the target area into economic recovery. We plan to focus future assessments on parcels north of Giss Parkway, which is the extension of Yuma's downtown into the Old Town South target area and future site of the Multiversity Campus area. Our Coalition has identified at least six catalyst sites in need of assessment in this area before redevelopment of the Multiversity Campus: 554 S. Cemetery Avenue – an abandoned privately owned former construction yard; 420 S. Gila Street (privately owned ABC metal recycling facility); 43 E. 5th Street, a former private bulk fuel retail sales facility; 441 S. Main Street, abandoned Fort Quechan Tribe home with ACM and Pb-bearing paint; and 452 S. Maiden Land under Fort Quechan Tribe ownership – abandoned and suspected drug house. Another site is the historic Hotel Del Sol, a 70-room hotel that has been vacant for many years. We plan to transform the building into a multi-modal transportation center as well as a park-n-ride facility. This project will serve as an impetus to spur further redevelopment and serve students in the new YMVC. All of these parcels and structures have a long history of neglect and contain petroleum fuels, vehicle and construction storage, railroad usage and repairs, ACM/Pb paint, drug paraphernalia, and universal wastes inside the abandoned buildings. Despite the neglect, Old Town South is still an historic neighborhood, and our Coalition wishes to preserve its historic character while allowing additional uses that will strengthen and expand the core of the community

Coalition including City of Yuma, AZ, Yuma County, AZ and Yuma Crossing National Heritage Area and capitalize on the downtown location. Portions of the Old Town South and Yuma downtown area are in proximity to the Colorado River. Our previous EPA Brownfield Funding assessed Quechan-owned land, and we will continue to assist the Tribe with assessments and planning.

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

On April 11, 2017, Yuma Council adopted the Revitalization Plan for the Old Town South Subarea that includes a downtown university and research park with a campus for up to 4,000 students, 300,000 square feet in building space, and up to 430,000 square feet in student housing. Our plan envisions a campus that will draw students from Yuma and within a 70-mile radius. The approximately 28-acre research and development park would have 1,000 to 1,500 employees. This would provide opportunities for the development of large and small lots and repurpose historic structures as support facilities. The plan dovetails with the city's 2014 Revitalization Plan, which includes enhanced streetscape, public trails and paths, public parking, and revitalization of the historic Southern Pacific Freight Depot, Gila Street Greenway, and Black Hill Trail and Overlook. The campus would also build upon improvements to the downtown over the last decade, with an east-west extension that would connect the area to student housing and the residential neighborhood. At the northeast corner of the campus, the historic railroad depot building would be converted into restaurant/retail or student union while maintaining the historic character unique to Yuma and this former railroad site. The architectural character of the campus will be inspired by Yuma's agricultural history while incorporating modern materials and innovative technologies. Preliminary visions for Old Town South include a multi-use plaza/marketplace, public green space areas with a trail system, and solar covered parking areas. The vision includes significant infrastructure investments to improve traffic flow and encourage walking and biking with safe sidewalks and bike-friendly streets. The old Hotel del Sol will be transformed into a multimodal transportation center that will include bus bays, a renovated pedestrian pathway to the AMTRAK platform, waiting areas for bus, rail, Yuma Transit On Call ADA paratransit and Quartzsite Transit Service passengers, as well as a park-n-ride parking facility.

1.b.ii. Outcomes and Benefits of Reuse Strategy

Yuma will use EPA grant funding to begin area-wide and site reuse planning activities targeted at integrating brownfield reuse efforts with the community's vision for the Old Town South area for our YMVC. The 45+ acre brownfield redevelopment area, including the YMVC, is expected to enter into the design phase in late 2021 and begin staged development in 2022. Redevelopment of brownfield properties will create jobs and a stronger tax base while promoting mixed-use infill development, creating high-quality campus housing, and developing parks, trails, and green space—all of which are identified as goals in our General Plan. It will leverage Opportunity Zone investments. Strategic planning and development of the non-profit YMVC will provide an opportunity to serve other Coalition investment priorities, such as renewable energy and workforce development and manufacturing. The YMVC will provide campus resources necessary for a skills-training center that will address hiring needs of the business community, with the opportunity to inspire expansion of apprenticeships and work-and-learn training models. This project will serve as a catalyst for developing a highly skilled local labor force, providing the long-term benefit of a talent pool needed to attract business and provide much-needed employment in the region. The YMVC will serve as a brick-and-mortar center where state universities and colleges offer a full range of bachelor's degrees and expand on the work and pace set by Arizona Western College and state universities to make higher education more accessible. To help with sustainable reuse of existing buildings, energy-efficient improvements to campus buildings, appliances, equipment, and construction will help Yuma County reduce energy consumption. Use of solar will factor into all of our future designs at YMVC, including car park awnings. As job creation through renewable energy is a target category in southwest Arizona, physical plant development for the YMVC will maximize investment in solar energy technology to both harvest the benefit of solar energy and support economic sustainability of physical plant investments.

1.c.i. Resources Needed for Site Reuse

The Coalition has the proven ability to team with developers, private businesses, and government partners to achieve redevelopment goals. Our Coalition is eligible to receive and has already leveraged millions of dollars to increase tourism and diversify the local economy and is aggressively working to revitalize

Coalition including City of Yuma, AZ, Yuma County, AZ and Yuma Crossing National Heritage Area downtown Yuma and our planned YMVC District. The YMVC is applying for \$100K in EDA funding to complete market studies to stimulate local developers and entrepreneurs for the new YMVC.

The City is eligible for and pursuing Arizona-sponsored grants and loans to assist with financing redevelopment projects in Old Town South, including but not limited to CDBGs for funding improvements in the low-moderate income neighborhoods within and surrounding the Old Town South Subarea, EDA funding for roads and infrastructure in the Old Town South area, and Arizona Brownfield State Response Grants for remediation of our brownfield sites, demolition, Pb/ACM abatement, and supporting installation of exposure barriers/mitigation systems to reduce environmental hazards, create new business opportunities, increase tax revenue, and restore our catalyst site to productive reuse. We recently received grants in the amount of \$50,000 from the Arizona Community Foundation's Fund for the Common Good and \$50,000 from the Arizona Public Service Corporate Giving to begin planning for the campus. A total of \$873,000 in federal and local funding has already been invested in the former Hotel Del Sol to prepare the building for transformation into a multimodal transportation center. In our 2019-2023 Capital Improvement Program (CIP), we have budgeted \$17,375,000 in funding for reconstruction of the Hotel Del Sol for a Yuma Multimodal Center. We hope to leverage these CIP funds by securing a \$144,000 Transportation, Community, and System Preservation Program (TCSP) grant and \$1.2 million in Federal Transit Authority (FTA) Design funds and \$1.1 million in FTA section 5307/5339 funds to the Yuma County Intergovernmental Transit Authority in which the City is providing grant matching funds totaling \$405,098. Also included in our CIP with the Yuma Crossing National Heritage Area Corporation (YCNHA) is \$320,000 to preserve green space in the downtown, encourage new sustainable and historically sensitive development, and promote a more livable City center.

Additional funding sources that could be used to build trails and create public open space include the Land and Water Conservation Fund, U.S. Forest Service Bring Back the Natives Grant Program, U.S. Fish and Wildlife Service North American Wetlands Conservation Act, and Arizona Game and Fish Department Heritage Fund grants. Our partner, YCNHA, will be applying for many of these grants to acquire or develop recreational trails for public use for both YCNHA and within the YMVC. In addition, acquisition of brownfield sites and educational programs are eligible for funding.

1.c.ii. Use of Existing Infrastructure

Though Old Town South currently does not have existing infrastructure, Yuma's YMVC plan calls for establishing pedestrian and vehicular connections, organized into four zones: academic campus to the northwest, historic preservation to the north, research park to the east and south, and residential buffer on the west. We hope to accomplish this in the next 6-10 years, faster if the economy recovers more quickly. Our focus for the next few years is on land acquisition with the City helping a partner college or university assemble and rezone the necessary properties. We will work with property owners to propose land trades of other City-owned properties or the direct acquisition of these properties needed for right-of-way, campus assemblage, or other public projects such as parking and stormwater retention sites that currently do not exist. The City will take the lead in new street construction and reconstruction early in the program implementation as well as streetscape improvements. Arizona uses Community Facility Districts, including Yuma County, for several financing instruments to fund its capital needs, including general obligation bonds, revenue bonds, and improvement bonds, among other tools. Recently, Yuma County issued Revenue Bonds for acquisition and modification of a facility near Old Town South for use by County offices. Old Town South has active rail lines adjoining the western perimeter that could be used. We will apply for CDBG and EDA grants to fund infrastructure as development plans gain traction. Yuma will offer support and incentive programs and city fee waivers for the campus and research park.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. The Community's Need for Funding

Yuma County is one of the poorest counties in Arizona, and the City of Yuma is one of the poorest cities in the County, plagued with high unemployment, low educational attainment, and low per capita personal income. A significant portion of our local labor force has been engaged in accommodation and food services, administration, health care, manufacturing, and retail industries that have been decimated by COVID-19. Unemployment is 168% higher over the past months due to the pandemic as compared to the

Coalition including City of Yuma, AZ, Yuma County, AZ and Yuma Crossing National Heritage Area similar nine-week period in 2019. Many jobs are not expected to return as automation is expected to accelerate in the desert agricultural industry. In 2017, 18.9% of Yuma residents had income below the poverty level with Yuma County at 21.4% poverty rate; Old Town South's poverty rate was 2.3 times greater than the poverty level of the state of Arizona. The 2017 American Community Survey Opportunity Zone Statistics show a population of 2,215 (Black 82, Hispanic 1,541, White 592); a median family income of \$29,167; and a per capita income of only \$14,500. Yuma County property tax rates are slightly lower than the state average with the average effective property tax rate in Yuma County of 0.87%, making it difficult for Yuma to raise funding for development infrastructure projects. Moreover, while there is a sales tax on groceries in Yuma, it's only 1.7%, making Yuma one of the lowest grocery tax rates among the cities and towns in Arizona. Additionally, many of our hospitality business enterprises are now either shuttered or abandoned, limiting their taxable value, while many more sites are publicly owned, also limiting taxable value. Without EPA grant assistance, Yuma will be severely limited in its ability to assess, clean up, and plan for the reuse of these catalytic brownfields, delaying an economic upturn for a city/county in desperate need. Coalition partners derive their revenue resources from the same City sources.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Yuma's children and disabled residents face an uphill battle due to economic and environmental conditions. The poverty rate was 15.5% among disabled males and 19.3% among disabled females in 2017. Additionally, within our K-12 schools, 98 percent of our children qualify for free or reduced lunch program, and many children and families live in low-income housing. Yuma residents also have a higher birth rate per 1,000 births (14.9%) vs. (12.4%) for the state and more teen births/1,000 (33.5/1,000) than the state. Developing YMVC in Old Town South will make post-secondary education more available, creating jobs with health insurance for our area teens and mitigation of existing contaminants. Brownfield threats to the health and welfare of these sensitive populations will be identified by completing grant-funded site assessments designed to identify the nature and extent of contamination. Threats will be subsequently reduced by development/implementation of cleanup plans that incorporate engineering and/or institutional controls to further limit exposures. An EPA grant award will allow for us to redevelop and clean up brownfield sites by reducing inhalation and direct contact with contaminants and by providing trails, bike paths, and walkable campus environment.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Potential contamination of old industrial sites and blighted properties in Yuma's Old Town South pose a health threat to Yuma residents through direct contact or inhalation of air-borne contaminants, which can increase cancer, cause birth defects, and cause organ damage and asthma. Health data is not available for this tract – however, according to the 2016 Yuma Co. Comm. Health Needs Assessment, Yuma was rated in the middle third for chronic lower respiratory disease and the worst third for diabetes. Over one-third of Yuma County is considered obese. Residential homes and Yuma's downtown commercial and civil district are adjacent to our target brownfields. The risk of direct contact or inhalation is especially high for our significant homeless population who have a constant presence in this area, especially around the abandoned freight depot. Specific brownfields health threats to our sensitive populations will be identified by completing grant-funded assessments that will identify the hazardous substances to which our residents may be exposed. These exposures can be reduced by implementing remediation activities and/or putting engineering controls in place before or as part of brownfields redevelopment. The identification and removal of hazardous building materials (asbestos, lead, etc.), will eliminate potential airborne releases of contaminants during redevelopment and will make these buildings safer for residential and commercial reuses. As exposures to brownfield contaminants are reduced, this will reduce the target areas' cumulative environmental exposure risks and lead to a reduction in cancer and respiratory disease. Although Yuma County and Yuma do not lead the state in mortality for cardiovascular disease, we are not far off. With a high age demographic and large sensitive population, planned trails and educational improvements coming with the YMVC will help to reduce healthcare expenditures and promote a healthier lifestyle in Yuma.

(3) Disproportionately Impacted Populations

Even before COVID-19 devastated the community, Yuma County's vulnerable population has struggled with health issues. Community health professionals identified a significant portion of our YMVC target area

Coalition including City of Yuma, AZ, Yuma County, AZ and Yuma Crossing National Heritage Area residents – the elderly, Hispanics, Native Americans, migrants and farm workers – as subpopulations at risk for preventable chronic diseases such as diabetes, cancer, and cardiovascular disease. Adding to the cumulative effect of brownfields in Old Town South are low rates of health insurance coverage. According to the U.S. Census Bureau's 2014-2018 American Community Survey (ACS), our target area has a disproportionate number of uninsured residents. The uninsured rate for employed residents in Old Town South (61%) is 2.5 times higher than the corresponding city-wide and state-wide rate for the same demographic (24.4% and 19.7%). According to the Institute of Medicine, uninsured adults are at least 25% more likely to die prematurely than adults who have private insurance. Even the homes of our low-income population put them at risk. The renting rate among poor residents was 66.7%; for comparison, it was 32.3% among residents with income above the poverty level. With >27% of our Yuma residents living in housing built before 1960, the majority in Old Town South, there is a high likelihood of potential lead paint exposure. Recognizing that children in minority populations and children whose families are poor have an increased risk of exposure to harmful lead levels, effective implementation is the best way to ensure that these populations are not exposed to additional leaded dust resulting from common, but improperly performed, home renovation, repair, and painting work. Since we have/had so many bulk fuel systems in our target area, assessment and cleanup of these will allow for early engagement with our community residents since EPA's emissions inventory data indicate a significant portion of emissions from bulk fuels come from fugitive sources. In addition, the impact of mismanagement of hazardous materials sent to recycling and resulting from rail operations is disproportionately borne by minority and low-income populations who live near the recycling facility and former railroad switching yard. By directly addressing these impacts through this grant, Yuma could reach a major environmental justice milestone. Our vulnerable population also faces economic impacts, exacerbated by the pandemic. With a Hispanic/Latino population inside Old Town South and Yuma hovering just over 60%, with 43% of those using Spanish as their primary language spoken at home, it is 3.5 times higher than the nation. Low educational attainment for Hispanics is putting this minority population at a disadvantage for achieving future economic prosperity. Over 36% of these residents have no high school (HS) diploma, including an alarming low graduation rate at 21.5%; while only 10.9% attain an associate degree and only 2.7% a bachelor's degree. The YMVC looks to reverse this negative trend.

2.b.i, ii & iii. Community Engagement

Project Roles Partnerships with Community Based Organizations

Name of organization/entity	Point of contact (name, email, phone)	Specific involvement in the project or assistance provided
Yuma Crossing National Heritage Area Corporation (YCNHA)	Lowell Perry, Jr., Exec. Director; Lowell.Perry@YumaAz.gov; 615.305.1693	YCNHA works with the City of Yuma on historic preservation and economic development projects in the Old Town South Area

Role: YCNHA plans to assist the coalition with selecting trail and parkland development project sites in the Old Town South Revitalization Area for parkland and trail conversion. Will be an active participant in the Coalition BAC

Yuma Center of Excellence for Desert Agriculture	Paul E. Brierley, Exec. Director (b) (6)	To teach and educate local residents in desert agriculture for sustaining a high output of agricultural projects and revenue production in Yuma County
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Role: Keep the brain drain of local Yuma County talent for seeking educational opportunities and employment outside of Yuma. Will provide input on campus planning, site selection, and contribute to information circulation on the project to their students

Yuma Crossroads Mission	Myra Garlit, CEO (b) (6)	Operates programs and services to area homeless and disabled and indigent residents in the neighborhoods adjacent to Old Town South
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Role: Crossroads Mission will rally volunteers and other nonprofits, churches, and neighborhood groups to support our YMVC project that will benefit our at-risk, sensitive populations. Representatives will sit on our BAC.

Coalition including City of Yuma, AZ, Yuma County, AZ and Yuma Crossing National Heritage Area

Arizona Western College (AWC)	President Dr. Daniel P. Corr Ashley.Herrington@azwestern.edu 928.344.7501	For decades, has provided training certificates and associate degrees to students in the Greater Yuma area.
Role: AWC will help build the bridge between AWC and our three participating universities and will participate in this planning process. AWC's president also serves as a director for the YMVC and will serve on our BAC.		
Yuma County Health District (YCHD)	Diana Gomez Diana.gomez@yumacountyaz.gov; 928.317.4550	They provide services to prevent disease spread, protection against environmental hazards, promote and encourage healthy behaviors and access to care
Role: YCHD will conduct health consultation and community outreach to residents in areas with potential exposure to contaminated sites and advise the coalition on issues including exposures to hazardous building materials and spills. Staff will be asked to attend our BAC meetings.		
Yuma Multiversity Campus (YMVC)	Jim Schuessler, CECD, EDFP Executive Director; Yuma Multiversity Campus; jim@yumamultiversity.com; 928.210.5013	YMVC is tasked with developing a sustainable business model to connect prospective skilled labor force with regional employers and institutions of higher learning.
Role: YMVC is responsible for selecting/recommending sites to the Coalition for assessments and campus planning.		

Each Coalition partner will report individually to its respective board.

2.b.iii. Incorporating Community Input

Upon grant award, a press release will be issued in the local newspaper and posted on the Coalition members' websites and on their Facebook and Twitter accounts, which are interactive internet forums that allow the community to interact with the Coalition in real time. The Coalition will also place advertisements on local radio stations to reach members of the community at all educational levels and those without internet service. As part of ongoing outreach as sites are selected, the City will present the reasoning for the selection on their internet forums and solicit public feedback as well as conduct stakeholder meetings/interviews. Public meetings will be held at readily identifiable and accessible public buildings in, or as close as possible to, the impacted target area to receive and discuss additional comments. The combination of social media, public meetings, and written information will allow for information sharing and give resident groups a way to voice their health and safety concerns for grant-funded assessments. Ongoing project updates will be provided at the monthly BAC meetings. The YMVC will perform outreach to state university and local college partners and target the regional economic development community and education institutions and neighborhood and church/mission partners to provide opportunities for resident involvement and use public input to inform community projects, via advisory boards on projects.

Moreover, public information events will ensure outreach efforts include sensitive populations and/or those who live and work in brownfield-impacted areas. We are investigating the possibility of running a "Drive-In Public Meeting" due to the COVID lock-down, using digital tools to address social distancing requirements or digital meeting platforms. Following our area-wide planning workshops, we will develop 3D modeling, renderings, economic analysis, and illustrations wrapped into a video that can be used to communicate the vision and encourage community investment. The Coalition will create a comprehensive Public Involvement Plan (PIP) to solicit and process community input throughout the project. Sustained outreach to a full range of stakeholders will ensure that the inventory, assessment, and redevelopment planning process has strong community backing. The City will lead communication efforts with strong support from the County and YCNHA and YMVC, who will help reach residents beyond City limits, including residents of small towns and unincorporated areas who may not receive City communications. The County will also perform outreach to the larger region, involve additional government partners, and target the regional economic development community, including property owners, businesses, missions/churches, and developers. Both the City and County provide opportunities for resident involvement and use public input to inform community projects, via advisory boards on projects. The City's robust public involvement program uses traditional methods of communication such as community meetings, mailings, press releases, website updates, and newspaper

Coalition including City of Yuma, AZ, Yuma County, AZ and Yuma Crossing National Heritage Area articles in the Yuma Sun and will incorporate these tools into the PIP. Community partners have pledged to participate in outreach efforts, form a Brownfields Advisory Committee (BAC), and assist with grant implementation activities, such as area-wide planning, site identification and reuse planning. The Coalition has obtained letters of support from higher learning institutions and other local stakeholders will serve as project partners. The Coalition will work with these organizations through formation of the BAC, which will meet at least twice a year over the three-year grant term, including a post-grant award kickoff meeting, an area-wide planning meeting, site prioritization meeting(s), remedial reuse planning meeting(s), and redevelopment planning meeting(s). Diverse interests of BAC members will ensure a transparent public process and committed community input throughout the project. Gathering strong community input at the start of the grant implementation is crucial in maximizing its influence. The intention will be to identify a common goal(s) that resonates with the community; then the assessment grant will be evaluated to help springboard the desires to fruition (e.g., recreational path, riverfront park, etc.). Routine public input forums will be held to maintain a direct connection with the community to continue gathering thoughts and ideas in addition to feedback on implementation.

Throughout the project, the Coalition will seek public input regarding health and welfare issues and redevelopment opportunities. The intensive "information out, feedback in" process will continue throughout the cleanup/redevelopment decision process, as major milestones are reached, and/or following each BAC meeting. The Coalition will develop and distribute information in English and Spanish. In addition, all City/County programs, services, and meetings are accessible and Americans with Disabilities Act (ADA) compliant; and all City/County literature includes a statement that citizens may request alternative formats or special accommodations as needed.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

The Yuma Coalition's plan is to use the grant to assess at least 6-8 sites, including Priority Sites in the target area and other high-risk or developable sites identified during the grant period, and support the remediation and redevelopment of these brownfields. Staff time to conduct essential grant activities are provided in-kind, and not included in these tables. The following five tasks will be implemented.

Task 1 – Programmatic: Project Implementation: The Work Plan will be prepared and Cooperative Agreement (CA) executed. A Qualified Environmental Professional (QEP) will be retained in compliance with applicable federal procurement regulations followed by a project kickoff meeting be hosted by YMVC. City of Yuma and our QEP will complete all required quarterly reports; the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) will be updated; and final project closeout documentation will be submitted. Staff will attend federal and state/regional brownfields training programs. **Anticipated Project Schedule:** The Work Plan will be prepared within one month of receiving notification of the grant award, and the CA will be executed within two months of grant award. A QEP will be retained within three months of grant award. All quarterly reports will be submitted within 30 days of the end of the quarterly reporting period, and ACRES will be updated as priority and nonpriority sites are assessed. ACRES will subsequently be updated with cleanup or redevelopment information during and/or after the performance period. Final project closeout documentation will be submitted once the performance period ends. A kickoff meeting will be held within one month of receiving the coalition CA. **Task/Activity Lead:** YMVC will lead the day-to-day coordination of grant activities; reporting. In-kind staff time is committed to attend EPA brownfields training programs as available during the grant period. **Outputs:** Satisfaction of administrative requirements of the grant including the Work Plan, CA, quarterly reports (12); ACRES updates; final project closeout documentation; staff training; public meetings; and development of outreach materials.

Task 2 – Community Outreach: Project Implementation: Notifying impacted residents about assessments at priority sites will continue. Assistance will be requested from the City and County health department as appropriate throughout the performance period to understand and prioritize health risks at brownfield sites identified for assessment. **Anticipated Project Schedule:** Hold initial public information and input meeting within one month of grant finalization. Community outreach activities will continue throughout the performance period. **Task/Activity Lead:** Coalition staff, with in-kind staff time, will be available at various events (stakeholder meetings, community events) throughout the life of the grant to discuss the grant project and reach out to property owners. A contractor will assist the City with community involvement efforts. The City and Coalition partners have delegated to YMVC the responsibility to

Coalition including City of Yuma, AZ, Yuma County, AZ and Yuma Crossing National Heritage Area coordinate/conduct community meetings and community outreach activities in conjunction with the QEP. **Outputs:** Facebook and website posts, fact sheets, meeting minutes, and effective communication to the public and stakeholders regarding the objectives and progress.

Task 3 – Site Assessment: Project Implementation: The selected QEP will prepare a Quality Assurance Project Plan (QAPP) and submit it to the U.S. EPA for approval. Priority sites and additional sites identified during the grant period will be evaluated through performance of Phase I and/or Phase II ESAs, conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527-13) and Arizona Voluntary Cleanup Program (AVCP) protocols. Health & Safety Plans (HASPs) will be prepared before each assessment. Assessments on both priority and other sites following securing site access will continue. The Coalition and QEP will meet to ensure required site access is secured, assessments are progressing, and overall project schedule is met. **Anticipated Project Schedule:** Phase I and/or Phase II assessments will continue throughout the performance period. Assessments will begin once the selected QEP receives U.S. EPA approval of the QAPP (anticipated to be accomplished within three months of QEP selection). Assessments on five priority and other sites following securing site access will continue throughout the performance period. The Coalition and QEP will meet monthly to ensure required site access has been secured, projects are progressing, and the overall project schedule is met. **Task/Activity Lead:** In-kind Coalition member staff time and travel will be contributed for site visits and working with the QEP to select sites and ensure site access has been secured and assessments and budget are on track. **Outputs:** QAPP; 20 site eligibility determinations; 8 site-specific sampling and analysis plans; 8 property access agreements and HASPs; 12 Phase I and 8 Phase II ESA reports.

Task 4 – Area-Wide Planning: Project Implementation: The selected planning consultant will prepare area-wide plans for several development sections of Old Town South, adjoining Main Street connections to Old Town South, and YCNHA area parks near Old Town South. **Anticipated Project Schedule:** An initial public information and Coalition partners input meeting within one month of grant CA finalization.

Community outreach activities will continue throughout the performance period as area-wide plans and renderings/animations are created by QEP. **Task/Activity Lead:** The QEP will lead this task. **Outputs:** Four AWP; videos; rendering; land use plans; infrastructure layout; building massing concepts.

Task 5 – Reuse Planning: Project Implementation: Cleanup/redevelopment planning as required by various state of AZ programs for sites where redevelopment is imminent. Assessment of brownfields cleanup/redevelopment alternatives, evaluation of needed institutional and engineering controls, and preparation of cleanup and reuse plans. **Anticipated Project Schedule:** Cleanup planning will be conducted at five priority sites and other sites following completion of the assessment activities and will continue throughout the performance period. **Task/Activity Lead:** The QEP will lead this task. **Outputs:** Based on the site assessments, outputs for this task include at least 6 cleanup planning documents (e.g., vision renderings, animations, evaluation of institutional/engineering controls).

3.b. Cost Estimates

Task 1 Programmatic: The consultant will assist with compliance/progress/close-out reporting, ACRES updates, and other eligible activities in support of the tasks below. The budget includes funding for the two Coalition members to attend two national and one regional brownfield conference including contractual costs: 135 hours x \$148/hr. = (\$20,000 total) over three years and Travel Costs (Conferences): 2 persons x \$2,500/person/3 yrs. = (\$5,000 total).

Task 2 Community Outreach: Includes 4 BAC meetings/year; 2-3 public meetings/year; individual property owner/stakeholder meetings; prepare project-specific webpage and informational materials for property owners and public; infusing meaningful public input throughout the grant implementation process. The City will lead outreach efforts with support from the Coalition members. QEP will facilitate meetings, prepare informational materials, and develop webpage content. **Outputs:** Web page, fact sheets, informational materials, community meeting materials. contractual costs: 173 hours x \$150/hr. = (\$26,000 total); Supplies: printing costs, water, and cookies for public meetings (\$1,000).

Task 3 Site Assessment: Approximately 12 Phase I ESAs and 8 Phase II ESAs will be completed, including Access Agreements prepared by City attorneys and HASPs. Digital copies of reports will be linked to GIS databases, and Phase I ESAs will be completed in accordance with the AAI Rule and ASTM E1527-13 Standards. For cost savings and efficiency, the consultant will prepare a comprehensive Master QAPP covering the full spectrum of field, sampling, and laboratory procedures for hazardous substances and

Coalition including City of Yuma, AZ, Yuma County, AZ and Yuma Crossing National Heritage Area

petroleum sites. The QAPP will be established early on to allow for ample agency review time. The QAPP will be supplemented by a Sampling and Analysis Plan (SAP) and HASP prepared for each site selected for a Phase II ESA. The SAP will define site conditions and applicable cleanup standards and defer to the field sampling and laboratory procedures defined in the QAPP. This approach will position the Coalition to respond to time-sensitive redevelopment/sale opportunities for sites requiring a Phase II. **Outputs:**

Contractual costs: (Access and drilling/lab agreements, SAPs, HASPs, Project Mgmt. etc.) = \$36,000; (Phase I ESAs): 12 sites x \$5,000/site = \$60,000; (Phase II ESAs): 8 sites x \$33,000/site = \$264,000; (QAPP): \$6,000.

Task 4 Area-Wide Planning: The consultant will also develop ~4 AWP for brownfield-impacted areas prioritized by the BAC. The AWP will identify potential future site uses and strategies to facilitate reuse of existing infrastructure and/or identify potential infrastructure investments needed for alternative future uses. **Outputs:** Four AWP. Contractual costs (AWP): 4 areas x \$24,500/area = (\$98,000 total). Over 30% of our grant request is devoted to area-wide and reuse planning activities in the target area.

Task 5 Reuse/Remediation Planning: Contractual costs for this task are estimated at \$84,000 based on completing six RWPs at \$14,000 each; Coalition contractual costs are estimated at \$84,000 (560 hours at \$150/hr.) and will be expended over a three-year period in visioning land use scenarios appropriate to likely redevelopment of sites (i.e., residential, recreational, academic, or commercial) based on the development experience of YMVC executive director and coalition partners.

	Task 1 Programmatic	Task 2 Outreach	Task 3 Site Assess.	Task 4 Area Wide Planning	Task 5 Reuse/Remediation Planning	Total
Travel	\$5,000					\$5,000
Equipment						
Supplies		\$1,000				\$1,000
Contractual	\$20,000	\$26,000	\$366,000	\$98,000	\$84,000	\$594,000
Other						
Total Direct Costs	\$25,000	\$27,000	\$366,000	\$98,000	\$84,000	\$600,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$25,000	\$27,000	\$366,000	\$98,000	\$84,000	\$600,000

3.c. Measuring Environmental Results

The Coalition will diligently track, measure, and report on the success of the project using ACRES to track the following outputs: number of Phase I and II ESAs completed and number of area plans and reuse planning documents. Our Coalition will track, measure, and report the following outcomes in ACRES: acres of land planned; land remediated and redeveloped; acres of parks and greenspace preserved or created; # of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged. We will report outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, community outreach/meetings, and brownfields) in quarterly reports. The Coalition will also evaluate the extent to which site assessments, cleanup reuse plans, and future redevelopment result in the protection of human health and the environment. The Coalition will evaluate the project progress semi-annually against the goals and, if goals are not being met or are off-schedule, will meet with local stakeholders and the environmental consultant to discuss shortcomings and adjust project approach and schedule. An EPA-approved work plan will help to guide project outputs and outcomes. The QEP will evaluate progress based upon milestones identified in the work plan and will manage and measure these internally. This will provide for the expenditure of grant funds in a timely and efficient manner.

4 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. Organizational Structure

The City of Yuma, Yuma Crossing National Heritage Area (YCNHA), and Yuma County have a successful track record of cooperatively managing grant funds and community projects, helped by detailed work plans, clear goals, and key input from the community. Our YMVC Executive Director, Jim Schuessler, has been working arm-in-arm on the Old Town South community revitalization nonstop for the past year. Initial meetings with cooperation and participation from the Coalition will establish goals, responsibilities, and

Coalition including City of Yuma, AZ, Yuma County, AZ and Yuma Crossing National Heritage Area

performance measures. To ensure a timely and on-schedule project, performance updates will be reported by Coalition members, and staff involved with the brownfield projects will meet regularly with key partners. The three Coalition members have an established partnership already from their collaborative management of the 2012 and 2015 EPA assessment grants. The City of Yuma will serve as project manager, with Yuma County, YCNHA, and YMVC serving as key project leads. Yuma will manage all grant compliance and reporting functions and assure that the other parties to our memorandum of understanding (MOU) comply with grant requirements. The City will also play a lead or key supporting role in all brownfield projects within the City limits of Yuma and will provide support for brownfield projects conducted in Yuma County. YCNHA will serve as key project lead for brownfield projects within its ownership, jurisdiction, and/or primary control in collaboration with the City and will further provide support for brownfield projects conducted in Yuma County. Yuma County will serve as key project lead for brownfield projects in Yuma County and its municipalities, outside the City limits of Yuma, and will provide support to the City and YCNHA and YMVC on brownfield projects within the Old Town South area. Yuma has significant experience in managing federal and state grants. As a result, and to assure grant compliance and effective management, the Finance Department has established internal protocols and procedures to manage grants. Over the past 5 years, the City of Yuma has been awarded \$16,543,653 in federal grants. An audit of Yuma federal grants found no significant deficiencies nor any material weaknesses in internal controls.

4.a.ii Description of Key Staff

The grant will be administered by the Madeleine Coil, City of Yuma grants administrator, and Maura Luna, grants accountant. Madeleine is a graduate of Scripps College where she received her bachelor's degree in psychology. She has over 27 years of grant writing and grant management experience. Maura has worked in the public sector since 2005. In 2005 she obtained her bachelor's degree in business administration from Northern University of Arizona. Maura has worked for the City of Yuma for 4 years as the accountant for all City of Yuma grants and donations. Jim Schuessler was appointed executive director of YMVC in February 2020. Before joining YMVC, Jim was executive director for Door County Economic Development Corporation (DCEDC), a 501(c)(3) that operates in a business incubator funded in part by Economic Development Administration (EDA) in Sturgeon Bay, Wisconsin. He was administrator for several revolving loan funds, including one funded by the EDA. YMVC Board of Directors will also provide oversight. As Coalition lead, Yuma will administer grant funds for this project.

4.a.iii. Acquiring Additional Resources

We will use a qualifications-based selection process that complies with federal procurement regulations (40 CFR §31.36) and includes guidance to attract and use minority and women-owned businesses. The selected consultant(s) will have managed USEPA Assessment Grant projects and be familiar with all programmatic requirements, using similar procurement process as we did for our previous EPA BF grants.

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

The lead partner in this Coalition (City of Yuma) was awarded a FY2012 (\$400,000) and FY2015 (\$400,000) USEPA grant. The City used 100% of both awards. The City continues to work closely with the EPA and ADEQ project managers to assess properties and develop a revitalization plan for the Old Town South area. The City completed all quarterly reporting and entries to the ACRES database system.

4.b.ii. Accomplishments: Outputs include: 17 site eligibility forms completed, 12 Phase I ESAs completed containing 10 parcels, two roadway easements, and more than 25 acres of land; 5 large comprehensive Phase II ESAs completed; quarterly meetings of the Working Group; 4 public meetings and 2, two-day planning charettes; creation of a project website and Community Vision Strategies; several site selection marketing pieces for developers. **Compliance with Grant Requirements:** We complied with grant terms and agency requirements of the two previous awarded EPA grants. Due to our excellent project and grant management efforts, corrective measures were not required. We have a superb record of adhering to work plans, schedules, budgets, and terms/conditions. Noncompliance was not noted for any federal or state program grant for any Coalition member over the past five years. Audits for FY 2019 for all three member agencies found no irregularities and concluded that the agencies' financial statements fairly presented the financial position of each. Yuma consumed all of our previous EPA funds at grant closeouts.

ATTACHMENT 1
THRESHOLD CRITERIA RESPONSE

THRESHOLD CRITERIA
FY 2021 U.S. EPA BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION

Submitted By: City of Yuma, AZ; Yuma County, AZ; and Yuma Crossing National Heritage Area (YCNHA), Yuma, AZ

1. **Applicant Eligibility:** The applicant for this combined EPA Coalition Assessment Grant is the City of Yuma, AZ. The City of Yuma and coalition partner, Yuma County, both fulfill the definition of an "eligible entity" by being a recognized political subdivision as defined by the State's legislative definition of a political subdivision per 40 CFR stats. 35.6016 (a) (31). Another coalition partner, Yuma Crossing National Heritage Area (YCNHA), became a non-profit organization in June 2002 and remains a 501 (c) (3) non-profit charity. Documentation as an IRS non-profit is attached to this application.
2. **Community Involvement:** Community involvement was one of the fundamental concepts of Yuma's 2012 General Plan and is a primary component of the on-going Old Town South Revitalization effort. The citizens of Yuma were encouraged to participate in the implementation of the General Plan in a number of ways, including workgroup participation, as commission and board members, and through Voter Ratification, and the City of Yuma hosted ten different open house or public hearing events during the planning process. Similarly, as part of the Old Town South Revitalization process, the City has held two public information and planning workshops where community members were invited to join the City and its project partners and be active participants in the decision-making process. The project website also includes a Community Forum section where community members can share their ideas for the revitalization project at any time.

Yuma is committed to continuing this trend of community involvement throughout the implementation of an EPA Assessment grant. The City created a coalition which included representatives from community organizations that advocate for under-represented populations, the development community, local labor and workforce development specialists, higher learning institutions, and key governmental bodies. This same coalition intends to meet regularly to provide input into project progress and guide site prioritization and selection decisions for our Yuma Multiversity Campus (YMVC) development.

The City of Yuma will continue to use multiple outreach strategies on a regular basis to solicit additional community involvement in the revitalization project, including notices in the local newspaper, notifications and updates on the City and project websites and on social media, through public service announcements on local TV and radio stations, and through public information and planning workshops. The goal of these outreach strategies will be to solicit public input and to educate the community about YMVC project goals. The City and our coalition partners will also hold annual community-wide meetings to discuss the project scope and progress and make adjustments, as necessary. All communication related to the brownfield assessment and revitalization project will be translated orally and in written Spanish to ameliorate the language barrier of the Hispanic citizens who reside in Old Town South and throughout Yuma.

The community will be kept informed throughout the entire project through public meetings, flyers and other publications, and through project updates posted onto coalition members websites when created after grant award. The distribution of flyers and other publications and the use of public meetings will ensure that the City communicates with and solicits input from the widest range of citizenry possible, including those without internet access. As in the past, we will re-create our former project website which included an "In The News" section where users can find links to articles and news clips with

updates on the grant progress. This section of the website will be kept up-to-date as additional progress is made.

3. **Expenditure of Assessment Grant Funds:** The City of Yuma is lead coalition partner for this FY2021 U.S. EPA Assessment Coalition Grant for \$600,000. The County of Yuma and YCNHA are partners in this coalition with the Yuma Multiversity Campus a pending non-profit 501 (c) (3) and a strong partner in this coalition. None of our Coalition partners have or are applying for an EPA Assessment grant other than this application.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY



Date: **APR 02 2007**

YUMA CROSSING NATIONAL HERITAGE
AREA CORPORATION
180 W FIRST ST STE E
YUMA, AZ 85364

Employer Identification Number:
80-0038830
DLN:
17053069778087
Contact Person:
CARLY D YOUNG
Contact Telephone Number:
(877) 829-5500
Public Charity Status:
170(b)(1)(A)(vi)

ID# 31494

Dear Applicant:

Our letter dated June 2002, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading.

Please keep this letter in your permanent records.

Sincerely yours,

Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)

Letters of Support from Coalition Partners

**OFFICE OF THE
BOARD OF SUPERVISORS**
198 Main Street
Yuma, Arizona 85364

SUSAN K. THORPE
COUNTY ADMINISTRATOR
CLERK OF THE BOARD



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DARREN SIMMONS
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MARCO A. (TONY) REYES
DISTRICT 4
LYNNE PANCRAZI
DISTRICT 5

October 8, 2020

EPA Region 9
Attn: Noemi Emeric-Ford
75 Hawthorne Street, SFD6-1
San Francisco, CA 94105

Re: Support for Yuma, Arizona's FY 2021 Brownfield Coalition Assessment Grant

Dear Administrator Ford:

As the County Administrator of Yuma County, I am pleased to offer this letter of support for the City of Yuma's application for \$600,000 in EPA Brownfields coalition assessment grant funding. The County has been a strong partner with the City of Yuma (coalition lead partner) and our other partner, the Yuma Crossing National Heritage Area Corporation (YCNHA), and look forward to partnering with them on revitalization of the Old Town South area into a Multiversity Campus.

With the assistance of the EPA, the City and YCNHA have successfully assessed a number of properties in the downtown area known as Old Town South and have created a vision of mixed residential, commercial, and recreational uses for this vacant and blighted area. Now that progress has begun on the development of a long-planned Multiversity Campus at this location, many environmental assessments and reuse planning and visioning remain to be completed and additional involvement from the property owners is necessary. It is important to maintain this momentum and additional EPA grant funding will help leverage the community's vision for Yuma's historic downtown.

To help catalyze progress once the work of the Coalition Assessment Grant is initiated, the Yuma Multiversity Campus Corporation has been formed. This non-profit organization will help ensure the investment of the Assessment Grant moves forward with the development of this important site. Successful development of the Old Town South site will enhance the vibrancy of downtown Yuma specifically, as well as the county in general.

Yuma County is encouraged by the City of Yuma's commitment to planning, implementing, and completing revitalization projects. We have worked cooperatively with past revitalization efforts and are very familiar with the Old Town South area. In fact,

several of our county buildings border this area so we have a vested interest in revitalizing these properties. The county looks forward to collaborating with the city on this project as a member of the Historic Downtown Revitalization Working Group, consisting of local leaders from community organizations, public and private industries and local leaders. Our ongoing commitment to revitalizing our downtown will certainly benefit the entire Yuma community.

As a strong partner and coalition member, Yuma County supports this EPA Brownfield Coalition Assessment grant application.

Sincerely,

A handwritten signature in cursive script that reads "Susan Thorpe". The signature is written in dark ink and is positioned above the printed name and title.

Susan K. Thorpe
County Administrator



Restoring, Preserving, Maintaining & Promoting Yuma's History

Yuma Territorial Prison • Colorado River State Historic Park • Wetlands & Riverfront Development

October 6, 2020

EPA Region 9
Attn: Noemi Emeric-Ford
75 Hawthorne Street, SFD6-1
San Francisco, CA 94105

Re: Support for Yuma, Arizona's FY 2021 Brownfield Coalition Assessment Grant

Dear Ms. Emeric-Ford:

I write to offer the Yuma Crossing National Heritage Area Corporation's (YCNHA) continued support for the City of Yuma's application for a Brownfields coalition assessment grant as part of the downtown revitalization process in Yuma, Arizona. We are delighted to play another large role in the revitalization process and in so doing, we will be a proud partner to the City on this coalition assessment grant. The City of Yuma has made great progress in assessing a number of properties as well as in creating a vision for the area called Old Town South which is a vacant and blighted area contained within an Opportunity Zone at the southern part of the Yuma downtown. The coalition's vision includes creation of a Multiversity Campus here which will support a mixed-use of additional residential, commercial, and recreational redevelopment. Although the city has started the environmental assessment process, that momentum needs to be maintained to complete the remaining assessments and to instill involvement from the property owners before this vision can come to light.

We are inspired by the fact that the initial assessments completed have been within the ADEQ's contamination parameters and no costly abatements are required on these properties. This encourages us to believe costly environmental abatement will not be needed on the remaining properties. Much of our grant funding request will allow us to create reuse plans and visions for the new Multiversity Campus and attract private development. It is important to note that the original Management Plan for the Yuma Crossing National Heritage Area, approved by both the community and the Secretary of the Interior in 2002, includes seven districts, one of which is referred to the "rail yards" (which is the same area as Old Town South).

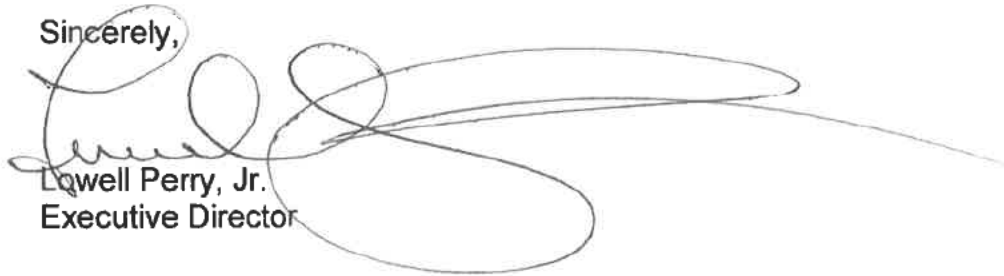
While the YCNHA has been very successful in redeveloping Yuma's riverfront, we believe that the redevelopment of the "rail yards" area can only be accomplished

by working with local leaders from the community as a member of the Historic Downtown Revitalization Working Group. We continue to collaborate with both the city and Yuma County in this sincere effort and look forward to the time when Old Town South is environmentally cleared for redevelopment and our reuse planning comes to life.

To help accelerate the Multiversity's growth on the Old Town South site, the Yuma Multiversity Campus Corporation (YMVC) has been formed. In fact, YCNHA has helped administer a portion of the initial funding to get this site-focused organization off the ground. YMVC is focused on collaborating with prospective investors that will help catalyze development of the campus, once the scope of work to be accomplished with this Coalition Assessment grant is executed. It is good to know that the Coalition Assessment Grant will help expedite the redevelopment of this key redevelopment site.

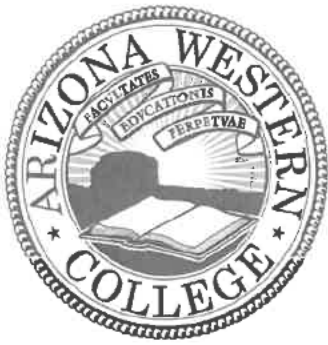
YCNHA wholeheartedly supports this EPA grant application which will assist in laying the foundation for future historic preservation and economic development. Please don't hesitate to contact me for additional conversation.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lowell Perry, Jr.', with a long, sweeping horizontal line extending to the right.

Lowell Perry, Jr.
Executive Director

Letters of Support from Community Partners



Office of the President

P.O. Box 929
Yuma, Arizona 85366-0929

Voice (928) 344-7500
FAX (928) 344-7709

www.azwestern.edu

"Transforming lives through education and partnership to create thriving communities." ~ AWC Mission

October 8, 2020

EPA Region 9
Attn: Noemi Emeric-Ford
75 Hawthorne Street, SFD6-1
San Francisco, CA 94105

Re: Letter of Support for Yuma, Arizona's FY 2021 Brownfield Coalition Assessment Grant

Dear Administrator Ford:

Arizona Western College supports the achievement of higher education for the communities Yuma and La Paz County. The District serves communities across over 10,000 miles reaching south to the southwest corner of Arizona and stretches north to the California- central Arizona border.

As President of Arizona Western College and a regional partner in our area's economic future, I am writing in support of Yuma, Arizona's Brownfield Coalition Assessment Grant proposal. Successful implementation of this grant can help advance the prospect of providing additional access to higher education in the City of Yuma through this project.

The purpose of this proposal to you is to bring together resources to assist the City of Yuma and Yuma Crossing National Heritage Area. With the assistance of the EPA, we have assessed a number of properties in the downtown area known as Old Town South as well as creating a vision of mixed residential, commercial, and recreational uses for this vacant and blighted area. Although there has been much progress on the development of a long-planned Multiversity Campus at this location, many more environmental assessments and reuse planning and visioning remain to be completed and additional involvement from the property owners is necessary in order to redevelop these properties. It is important to maintain this momentum and additional EPA grant funding will help leverage the City of Yuma's vision for Yuma's historic downtown.

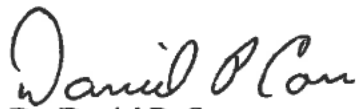
If awarded, the grant would provide \$600,000 of funding would enable the ongoing commitment to revitalizing our downtown will certainly benefit Greater Yuma. Thank you for your consideration and assistance in redeveloping underutilized sites in the City of Yuma.

As President of Arizona Western College, and with the commitment to our College Mission of *"Transforming lives through education and partnership to create thriving communities"*, I express my strong support for the grant proposal as we work to advance and improve the quality of life within the region. These efforts would not be possible without the partnerships forged within by the City of

Yuma's commitment to planning, implementing, and completing revitalization projects. Success can help us achieve our overarching purpose—working together to expand human potential, explore new horizons and enrich life for all. This support and shared dedication to our vision of increasing economic opportunities and sustainable communities speaks to the robust partnership between Arizona Western College and the City of Yuma.

On behalf of Arizona Western College, thank you for considering this grant application. Please do not hesitate to contact my office if you have questions or need additional information.

Respectfully submitted,

A handwritten signature in black ink that reads "Daniel P. Corr". The signature is fluid and cursive, with the first name "Daniel" being larger and more prominent than the last name "Corr".

Dr. Daniel P. Corr
President, Arizona Western College
Daniel.Corr@azwestern.edu
(928) 344-7501

Copy:

Jim Schuessler, CEcD, EDFP; President/CEO, Yuma Multiversity Campus, jim@yumamultiversity.com
Ashley Herrington, Chief of Staff, Arizona Western College, Ashley.Herrington@azwestern.edu



Glorifying God by helping those at their crossroads of life!
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944 S. Arizona Avenue • Yuma, AZ 85364 • Phone: 928.783.9362 • Fax: 928.329.1021

October 23, 2020

EPA Region 9

Attention: Noemi Emeric-Ford 75 Hawthorne Street, SFD6-1
San Francisco, California 94105

SUBJECT: Support for Yuma, Arizona's FY 2021 Brownfield Coalition Assessment Grant

Dear Administrator Ford:

Thank you for the opportunity of the Brownfield Coalition Assessment Grant for Yuma, Arizona .

Crossroads Mission is the only homeless shelter in the southwest corner of the state. This agency has assisted the homeless and the addicted since 1959. This agency has been a "crossroads" of collaboration with many agencies within this community. Crossroads knows very well the importance of helping people change their lives by earning a higher education. This agency has an adult education center to help the homeless and those in recovery earn a GED and then look at the possibility of attending the local community college.

The past 60 years, Crossroads has served the homeless and the addicted in Yuma County. The homeless become employed and home renters or owners. The addicted learn to be productive members of this community. Many of the homeless and the addicted lives are changed forever.

This Brownfield Coalition Grant will improve and revitalize Yuma's downtown area. Lives will be changed forever.

On behalf of the Board of Directors and the management team at Crossroads, I express our enthusiasm at the chance of a partnership in helping our community increasing higher education outcomes in Yuma County.

Sincerely,

A handwritten signature in dark ink that reads "Myra E. Garlit".

Myra E. Garlit, M. Ed., LISAC, BHP
Chief Executive Officer



October 12, 2020

EPA Region 9
Attn: Noemi Emeric-Ford
75 Hawthorne Street, SFD6-1
San Francisco, CA 94105

Re: Support for Yuma, Arizona's FY 2021 Brownfield Coalition Assessment Grant

Dear Administrator Ford:

The University of Arizona Yuma Center of Excellence for Desert Agriculture (YCEDA) is pleased to offer this letter of support for the City of Yuma's application for \$600,000 in EPA Brownfields Coalition Assessment grant funding. We are excited about the prospect of this project expanding access to higher education in the greater Yuma area.

With the EPA's assistance, a number of properties in the downtown area known as Old Town South have been assessed. A broad vision of mixed uses for this vacant, blighted area has been created, including facilities to enhance higher education. Now that progress has begun on the development of a long-discussed Multiversity Campus at this location, many more environmental assessments and reuse planning and visioning remain to be completed, and additional involvement from the property owners is needed. It is important to maintain this momentum, and additional EPA grant funding will help realize the community's vision for revitalizing Yuma's historic downtown.

To help ensure progress once the work of the Coalition Assessment Grant is implemented, the Yuma Multiversity Campus Corporation (YMVC) has been formed. The YMVC is a non-profit organization which will help ensure that the Assessment Grant funding leads to redevelopment of this important site, which will certainly enhance the vibrancy of downtown Yuma. We see great potential to provide a site where students from throughout the mega-region can achieve baccalaureate, master's, and doctoral degrees in subject areas relevant to our region's needs.

The University of Arizona's YCEDA is encouraged by the City of Yuma's commitment to planning, implementing, and completing revitalization projects that add to the area's economic development potential – leading to expanded human potential, exploration of new horizons and enrichment of life for all. Revitalizing Yuma's Old Town South will certainly benefit the entire region in many ways.

Thank you for your serious consideration of providing important assistance for redeveloping underutilized sites in the City of Yuma – we are excited by the potential.

Sincerely,

Paul E. Brierley
Executive Director



Yuma County Public Health Services District

2200 W. 28th Street, Yuma, Az. 85364

Administration: (928) 317-4550 Fax: (928) 317-4591

Diana Gomez
Director

October 26, 2020

EPA Region 9

Attn: Noemi Emeric-Ford

75 Hawthorne Street, SFD6-1
San Francisco, CA 94105

Re: Support for Yuma, Arizona's FY 2021 Brownfield Coalition Assessment Grant

Dear Administrator Ford:

I am writing in support of the City of Yuma's application for \$600,000 in EPA Brownfields Coalition Assessment grant funding. This funding will support the ongoing collaborative efforts of an active coalition with a shared vision of enhancing educational, economic, and land redevelopment opportunities that are instrumental in supporting healthier communities. Redeveloping the site is an important step in addressing environmental concerns, bringing people and jobs back to the area, increasing community connectivity, and creating viable outdoor space that can be used for physical activity and recreation.

From a public health perspective, we know that education is a critical social determinant of health. Educational attainment is linked to health throughout the lifespan. The health benefits of education include increased employment opportunities, higher earnings, and increased access to health resources such as health insurance and overall access to care. Current census data indicates that only 14.1% of Yuma County residents have a baccalaureate degree or higher. This presents a challenge from an economic and workforce development perspective. The Yuma Multiversity Campus (YMVC) will support efforts to expand educational opportunities within Yuma County. This will enable students to pursue opportunities in their home community, allowing us to retain our local talent.

Like many other successful endeavors in our community, this project will bring together a variety of stakeholders from all sectors in our community. From the very beginning, this initiative has generated community-based synergy on the vision, design, and actions needed to move from concept to reality. It's this level of engagement and commitment that will ensure that the efforts supported by this funding will remain sustainable and viable as the coalition continues their work toward achieving the vision of a Yuma Multiversity Campus.

Sincerely,

Diana Gomez, Chief Health Officer/Director of Public Health

Environmental Health Division (928) 317-4584 Fax: (928) 317-4583	Preparedness & Response for Bio-Terrorism (928) 317-4624 Fax: (928) 317-4620	Vital Records (928) 317-4530 Fax: (928) 317-4678	Nursing Division (928) 317-4540 Fax: (928) 317-4620	Immunizations (928) 317-4559 Fax: (928) 317-4560	T.B. Program (928) 317-4585 Fax: (928) 317-4575	Health Promotions (928) 317-4580 Fax: (928) 317-4570	WIC (928) 317-4500 Fax: (928) 317-4501	Nutrition (928) 317-4580 Fax: (928) 726-8465
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The Yuma County Public Health Services District is An Equal Opportunity Affirmative Action Employer - All qualified men and women, including the handicapped are encouraged to participate.



October 8, 2020

EPA Region 9
Attn: Noemi Emeric-Ford
75 Hawthorne Street, SFD6-1
San Francisco, CA 94105

Re: Support for Yuma, Arizona's FY 2021 Brownfield Coalition Assessment Grant

Dear Administrator Ford:

Yuma Multiversity Campus Corporation enthusiastically offers this letter of support for the City of Yuma's application for \$600,000 in EPA Brownfields Coalition Assessment grant funding. We are most encouraged by the collaboration of several municipal and public/private organizations to assist increasing higher education outcomes in Greater Yuma.

Historically, access to higher education has been limited in Yuma County, despite its rapidly growing population. In fact, according to census data, only 14.1% of Yuma County residents have a baccalaureate degree or higher. The vast majority of Yuma County's citizens do not qualify for the higher wage and benefit jobs available in Yuma County. Moreover, due to limited local higher education amenities, students are forced to move from Yuma County to achieve degrees, resulting in significant brain drain.

Yuma County has strong primary employers, including thousands of civilian skilled workers at Yuma Proving Ground (YPG) and Marine Corps Air Station -Yuma (MCAS). Additionally, the State of Arizona has excellent universities, including Arizona State University (ASU) and University of Arizona (UA). These institutions, coupled with Arizona Western College (AWC), are enthusiastic about the prospect of proving higher education career connections to the growing population of local prospective skilled labor force.

c/o Gowan Company • 370 South Main Street • Yuma, Arizona 85364
928.210.5013 • YumaMultiversity.com • Jim@YumaMultiversity.com



With the assistance of the EPA, the City of Yuma and Yuma Crossing National Heritage Area have successfully assessed a number of properties in the downtown area known as Old Town South as well as creating a vision of mixed residential, commercial, and recreational uses for this vacant and blighted area. Now that progress has begun on the development of a long-planned Multiversity Campus at this location, many more environmental assessments and reuse planning and visioning remain to be completed and additional involvement from the property owners is necessary in order to redevelop these properties. It is important to maintain this momentum and additional EPA grant funding will help leverage the community's vision for Yuma's historic downtown.

To help ensure progress once the work of the Coalition Assessment Grant is implemented, the Yuma Multiversity Campus Corporation (YMVC) has been formed. The YMVC is a non-profit organization will help ensure the investment of the Assessment Grant moves forward with the development of this important site. Successful development of the Old Town South site will certainly enhance the vibrancy of downtown Yuma specifically, and offers great potential to provide a site where students can achieve baccalaureate, masters, and doctoral degrees.

YMVC is encouraged by the City of Yuma's commitment to planning, implementing, and completing revitalization projects. Success can help us achieve YMVC's overarching purpose—to be a collaborative organization, bridging higher education, industry, and prospective talent to provide the means to achieve the skilled careers of today and the future.

The ongoing commitment to revitalizing our downtown will certainly benefit the entire Yuma community. Thank you for your consideration and assistance in redeveloping underutilized sites in the City of Yuma.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jim Schuessler", written in a cursive style.

James G. Schuessler
President/CEO

c/o Gowan Company • 370 South Main Street • Yuma, Arizona 85364
928.210.5013 • YumaMultiversity.com • Jim@YumaMultiversity.com

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Yuma

* b. Employer/Taxpayer Identification Number (EIN/TIN):

86-6000273

* c. Organizational DUNS:

0789981840000

d. Address:

* Street1:

One City Plaza

Street2:

* City:

Yuma

County/Parish:

* State:

AZ: Arizona

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

85364-1436

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Philip

Middle Name:

* Last Name:

Rodriguez

Suffix:

Title:

City Administrator

Organizational Affiliation:

* Telephone Number:

928-373-5011

Fax Number:

* Email:

philip.rodriguez@yumaaz.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Multiversity Campus development within Yuma, AZ Old Town South Brownfield Site

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: